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**DIANE M. SYMONDS**  
COMMISSIONER, DIVISION OF  
PROFESSIONAL LICENSURE

**Commonwealth of Massachusetts  
Division of Professional Licensure  
Office of Public Safety and Inspections  
Architectural Access Board**

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Board Meeting Minutes – December 16, 2019 9:00 a.m. – 5:00 p.m.  
One Ashburton Place, 21<sup>st</sup> Floor, Conference Room 3, Boston

**Board Members Present:**

- Walter White (WW)
- Jane Hardin (JH)
- Mary Mahon McCauley / Jeffrey Dougan (MM) (JD)
- Dawn Guarriello (DG)
- Raymond Glazier (RG)
- David Johnson (DJ)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

**Also in Attendance:**

- Bruce Hopper, Chief Legal Counsel, DPL (BH)
- William Joyce, Compliance Officer, AAB (WJ)

**Board Members not in Attendance:**

- Andy Bedar (AB)

The Chair opened the meeting.

DJ, DG, JH, WW, PM, JD

**Incoming Case Review:**

1. Douglas Flooring, Everly Place, 218 Shrewsbury Street, Worcester, V19-307  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*DG motion to continue for feasibility study showing accessible entrance directly into showroom, a site plan, and photos of existing front entry and of proposed route from parking to accessible entrance. DJ 2nded,  
Passed unanimously*

2. MIT Site 4, 250 Main Street, Cambridge, V19-318  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*DG motion to grant. PM 2nded*  
*Passed unanimously*

3. Governor's Landing Bld., Landmark High School Campus, 431 Hale St. Beverly, V19-319  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*JD motion to grant on the condition of automatic doors, DG 2nded.*  
*Passed w/ PM opposed.*

4. YWCA Central MA, One Salem Square, Worcester, V19-320  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*PM motion to packet, DJ 2nded*  
*Passed unanimously*

Mary McCauley (MM) arrived

5. The Overlook at St. Gabriel's, 159-201 Washington Street, Boston, V19-321  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*DG motion to deny, DJ 2nded*  
*Passed unanimously*

Harold Rhodes (HR) arrived

6. Sterling Lofts aka Mechanic Mill, 67 Mechanic Street, Attleboro, V19-322  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*JD moves to grant on the condition that there are wheel locks on the card. DG 2nded.*  
*Passed unanimously.*

HR left

7. Schneider Center, Billings Hall, Link, 106 Central Street, Wellesley, V19-323  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*JH moves to grant relief to 27.4 on the condition that continuous wall-side handrails are provided,*  
*PM 2nded*  
*Passed unanimously*

*JH moves to grant as proposed, PM 2nded.  
Passed unanimously*

HR returned

8. Multiple Ramps, Multiple Streets, Beverly, Lynn, Salem, V19-324  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*HR moved to packet, DJ 2nded.  
Passed unanimously*

Raymond Glazier (RG) arrived

9. Simmons University, Main College Building, 300 Fenway, Boston, V19-325  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*PM motion to grant temp relief as proposed on the condition of semi-annual status reports first  
report 9/1/20, DG 2nded  
Passed with RG abstaining*

*RG motion to grant on ramp, PM 2nded  
Passed unanimously*

10. Schneider Center, Billings Hall, Link, 106 Central Street, Wellesley, V19-323

*HR moves to continue 28.1 for feasibility study on straight-on straight-off lift, PM 2nded  
Passed unanimously*

11. Wheelchair Ramp, Northwest Corner, High Street and Wolcott Street, Medford, V19-326  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*PM motion to grant, JH seconded  
Passed unanimously*

12. Revitalization of Daniel Burns Apartments, 30-50 Churchill Avenue, Cambridge, V19-327  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

*HR moves to packet, PM 2nded  
Passed unanimously*

13. Existing Building, 64-68 Market Street, Lynn, V19-328  
Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*RG motion to grant for this use only on the condition that the basement is not open to the public, JH 2nded. Passed w/ PM abstaining*

*RG moved to order that this decision be registered on the deed after it becomes final. JH 2nded Passed w/ PM abstaining*

14. New 3 Family Home, 172 West Seventh Street, South Boston (V11-107) – Variance Hearing  
Deborah Ryan (DR)

Maggie Shannon (MS)

EXHIBIT 1 AAB 1-67

EXHIBIT 2 – Floorplans w/ markup for route and lift.

WW Introduces the Board

All parties are sworn in

DJ Recused.

*MM motion to grant relief to 28.1 on the basis of technological infeasibility. HR 2nded. Passed w/ PM abstaining. DJ recused, motion passed.*

*PM motion to instruct staff to review complaints, and identify commonalities and report to the Board. JH 2nded. DJ recused, motion passed.*

The Board maintains an audio recording of the Hearing. The Board decision dated December 23, 2019, memorializes the Hearing.

15. Group 1 Dwelling Unit, 57 Quincy Shore Drive, Quincy, V19-329

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*PM motion to grant as proposed, DG 2nded.*

*Passed unanimously.*

*PM order the decision to be registered after it becomes. DJ seconded.*

*Passed unanimously.*

*PM motion to add item on notice of registry of deeds for the 1/6 meeting. HR 2nded.*

*Passed unanimously*

16. MIT Delta Tau Delta House, 416 Beacon Street, Boston, V19-120

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*HR Moved to instruct staff to draft a letter confirming that the variance relied on the existence of the roof deck RG 2nded.*

*Passed unanimously.*

17. Josiah Smith Tavern, 358 Boston Post Road, Weston, V19-171

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*HR moved to packet, DJ 2nded.*

*Passed unanimously.*

18. The Taj Hotel/The Newbury, 15 Arlington Street, Boston, V19-201

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*HR moved to packet, JH 2nded.*

*Passed unanimously.*

19. Park View Cooperative Housing, 24-26 Cpl. McTernan Street, Cambridge, V19-217

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*HR moved to grant, MM 2nded.*

*Passed unanimously.*

20. Existing Four Story, 82-84 Concord Street, Framingham, V19-270

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*JD motion to grant as proposed, DG 2nded.*

*Passed unanimously.*

21. Three Story Office Building, 601 High Street, Dedham, V19-281

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*PM motions to continue 28.1 for info on the 3<sup>rd</sup> floor tenant, JH 2nded.*

*Passed unanimously.*

*PM motions grant as proposed, JH 2nded.*

*Passed unanimously.*

22. John Paul II Mercy Shrine, 28 Saint Peter Street, Salem, V19-292

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*PM motion to grant relief to 28.1 on the condition that the balcony is used for overflow only. JH 2nded.*

*Passed unanimously.*

*JD moves to grant temp relief to 7/30/2021, on the condition of semiannual status report 6/1/2020.*

23. Forest Street Apartments, 16-19 Forest Street, Cambridge, V18-327 Variance Hearing

EXHIBIT 1: AAB 1-29

EXHIBIT 2: Plans & Photos & Cost Estimates

Samantha Stone (SS)

Kayla Tierney (KT)

Marc Winn (MW)

Nick Zozula (NZ)

Rich Rankin (RR)

WW Introduced the Board

All parties were sworn in.

*HR moved to grant relief to 27.4 on the condition compliant wall-side rails are provided and semiannual progress reports starting 6/1/20. PM 2nded.*

*Passes unanimously.*

The Board maintains an audio recording of the Hearing. The Board decision dated December 23, 2019, memorializes the Hearing.

24. Founami Harvard Square, 33 Brattle Street, Cambridge, V19-302

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*PM motion to grant on the condition that the seating on the lower level is reserved for persons unable to climb the stairs, DG 2nded. Passed unanimously*

25. Hancock Shaker Village Trustees Office, 1843 West Housatonic St., Pittsfield, V11-161

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

*HR Move to amend the Board's previous order, RG*

*Passed unanimously*

*JD moves to order file the decision with the registry of deeds once it becomes final, HR 2nded. Passed unanimously.*

26. Minutes – October 7, 2019

Minutes - October 21, 2019

Minutes - November 4, 2019

*HR Motion to accept the 10/7, 10/21, & 11/4 minutes. DJ 2nded  
Passed unanimously.*

27. Hiring

BH – Exec director would report to the Board.

WW- In writing this would be the revised job description.

- Would that be by the meeting.

BH – Yes.

\*Interview\*

28. Harry Lee Cole School, 26 Middleton Road, Boxford (C18-081 & V19-273) -  
Variance Hearing

EXHIBIT 1: AAB 1-126

EXHIBIT 2: Package of docs regarding school.

Carol Hubbard (CH)

Scott Morrison (SM)

Steve Clifford (SC)

Steven Green Beale (SG)

Brian Middleton-Cox (BM)

Matt LaCava (MLC)

Matthew Leidner (ML)

Jennifer Leidner (JL)

Joshua Leidner (JoL)

John Hart (JH)

WW – Introduced the Board.

All parties are sworn in.

*HR moves to grant temporary relief as proposed on the condition that quarterly reports w/ first  
report 4/1/2020, and that you will use best efforts to keep the Leidners up to date. DJ 2nded.  
Passed unanimously.*

The Board maintains an audio recording of the Hearing. The Board decision dated January 2,  
2020, memorializes the Hearing.

HR requested that during future meetings, the Executive Director give an update on the complaint  
backlog and review how the information can be presented.

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

## Exhibits

Douglas Flooring, Everly Place, 218 Shrewsbury Street, Worcester, V19-307

Exhibit – Variance Application and associated documents

MIT Site 4, 250 Main Street, Cambridge, V19-318

Exhibit – Variance Application and associated documents

Governor's Landing Bld., Landmark High School Campus, 431 Hale St. Beverly, V19-319

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The Overlook at St. Gabriel's, 159-201 Washington Street, Boston, V19-321

Exhibit – Variance Application and associated documents

Sterling Lofts aka Mechanic Mill, 67 Mechanic Street, Attleboro, V19-322

Exhibit – Variance Application and associated documents

Schneider Center, Billings Hall, Link, 106 Central Street, Wellesley, V19-323

Exhibit – Variance Application and associated documents

Multiple Ramps, Multiple Streets, Beverly, Lynn, Salem, V19-324

Exhibit – Variance Application and associated documents

Simmons University, Main College Building, 300 Fenway, Boston, V19-325

Exhibit – Variance Application and associated documents

Wheelchair Ramp, Northwest Corner, High Street and Wolcott Street, Medford, V19-326

Exhibit – Variance Application and associated documents

Revitalization of Daniel Burns Apartments, 30-50 Churchill Avenue, Cambridge, V19-327

Exhibit – Variance Application and associated documents

Existing Building, 64-68 Market Street, Lynn, V19-328

Exhibit – Variance Application and associated documents

Group 1 Dwelling Unit, 57 Quincy Shore Drive, Quincy, V19-329

Exhibit – Variance Application and associated documents

Southeastern MA Educational Collaborative, 56 Bridge Street, Fairhaven, V19-333

Exhibit – Variance Application and associated documents

Hancock Shaker Village Trustees Office, 1843 West Housatonic St., Pittsfield, V11-161

Exhibit – Variance Application and associated documents



Greenfield Garden Cinemas, 361 Main Street, Greenfield, V12-089  
Exhibit – Variance Application and associated documents

Mezze Bistro & Bar, 777 Cold Spring Road, Williamstown, V17-277  
Exhibit – Variance Application and associated documents

MIT Delta Tau Delta House, 416 Beacon Street, Boston, V19-120  
Exhibit – Variance Application and associated documents

Josiah Smith Tavern, 358 Boston Post Road, Weston, V19-171  
Exhibit – Variance Application and associated documents

The Taj Hotel/The Newbury, 15 Arlington Street, Boston, V19-201  
Exhibit – Variance Application and associated documents

Park View Cooperative Housing, 24-26 Cpl. McTernan Street, Cambridge, V19-217  
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Three Story Office Building, 601 High Street, Dedham, V19-281  
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John Paul II Mercy Shrine, 28 Saint Peter Street, Salem, V19-292  
Exhibit – Variance Application and associated documents

Foumami Harvard Square, 33 Brattle Street, Cambridge, V19-302  
Exhibit – Variance Application and associated documents

Cronin Community Playground, 0 Burr Road, Hingham, V19-304, Bradley Woods Playground,  
Hingham C19-037  
Exhibit – Variance Application and associated documents

New 3 Family Home, 172 West Seventh Street, South Boston (V11-107)  
Exhibit #1 Hearing package AAB 1-67

Forest Street Apartments, 16-19 Forest Street, Cambridge, V18-327 Variance Hearing  
Exhibit #1 Hearing package AAB 1-29

Harry Lee Cole School, 26 Middleton Road, Boxford (C18-081 & V19-273)  
Exhibit #1 Hearing package AAB 1-122  
Exhibit #2 Petitioner's Powerpoint presentation submitted at the hearing